NOTES: DEVELOPED AREA 36,753 SF 15% = 5,515 SF REQUIRED LANDSCAPING ZONING OF THE PROPERTY IS PLANNED DEVELOPED BUSINESS DISTRICT (PD-B) PASSED AND APPROVED BY VOTE OF THE BRYAN CITY COUNCIL APRIL 21ST 2015 BUFFER AREA 2,228 SF BUFFER LANDSCAPING PROVIDED 2,300 SF THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0195E, REVISED DATE: 05-16-2012 EXISTING CANOPY TREES: BUILDING SETBACK LINES ARE AS SHOWN. TREE LANDSCAPING REQUIREMENTS: PARKING FOR THIS SITE SHALL BE AT A RATIO OF 1:350 S FOR THE CONVENIENCE STORE AND 1:300 FOR THE ENTIRE SITE. EACH VEHICLE FUELING LOCATION AT EACH FUEL PUMP SHALL COUNT AS A PARKING SPACE MIN. 50% OF 5,515 SF = 2,758 SF MIN. AS TREES MIN. 50% OF 2,758 SF = 1,379 SF MIN. AS CANOPY TREES LANDSCAPING SHALL BE IN ACCORDANCE WITH THE LAND TREE SIZE REQUIREMENTS: AND SITE DEVELOPMENT ORDINANCE. FOR CANOPY TREES -THE OUTDOOR LIGHTING SHALL BE DIRECTED AWAY FROM LOTS WITH RESIDENTIAL USE LOCATED NEARBY. THE OUTDOOR LIGHTING SHALL NOT EXCEED 0.50 FOOTCANDLE A THE PROPERTY LINE WHERE THE SUBJECT PROPERTY ABUTS 1.5" - 3" TRUNK DIA., MEASURED 12" FROM BASE (200 SF EA) A RESIDENTIAL ZONING DISTRICT OR A LOT CONTAINING A RESIDENTIAL USE. OUTDOOR LIGHTING SHALL NOT EXCEED A > 3" TRUNK DIA., MEASURED 12" FROM BASE (350 SF EA) MAXIMUM HEIGHT OF 20 FEET. FOR NON-CANOPY TREES -SCREENING — A 6' HIGH SCREEN WALL IS REQUIRED ALONG THE PROPERTY LINE OF THE ADJACENT PROPERTY ZONED RD—5. THE WALL MAY BE CONSTRUCTED OF CONCRETE, > 3" TRUNK DIA., MEASURED 12" FROM BASE (150 SF EA) > 3" TRUNK DIA., MEASURED 12" FROM BASE (225 SF EA) > 3" TRUNK DIA., MEASURED 12" FROM BASE (225 SF EA) THE BUFFER SETBACK SHALL BE 8' IN WIDTH AS SHOWN ON THIS PLAN. BUFFER AREA LANDSCAPING SHALL BE < 2 GAL. (5 SF EA) DETERMINED BY THE AREA OF THE BUFFER. 2 - 15 GAL. (10 SF EA) THE 6' HIGH SCREEN WALL AND THE BUFFER LANDSCAPE PLANTINGS CAN BE PHASED AS DEVELOPMENT OCCURS ADJACENT TO THE EXISTING RESIDENTIAL USES. > 15 GAL. (15 SF EA) PROPOSED LANDSCAPING: 12 CANOPY TREES (1.5" - 3" DIAMETER) O. THE PROPOSED BUILDING AND PARKING MAY BE CONSTRUCTED IN PHASES LIVE OAK (200 SF EACH) · LIST OF LAND USES: 16 NON-CANOPY TREES (1.5" - 3" DIAMETER) GENERAL OFFICE USE (PROFESSIONAL, ADMINISTRATIVE) PERSONAL SERVICE SHOP OR CUSTOM PERSONAL SERVICES CREPE MYRTLES (150 SF EACH) COMMERCIAL AMUSEMENT (INDOOR) RETAIL SERVICES (INCLUDING INCIDENTAL USES) 82 SHRUBS (5 GALLON MIN.) WASHATERIA CONVENIENCE STORE WITH FUEL SALES WAXLEAF LIGUSTRUM (10 SF EACH) THE MINIMUM DRIVEWAY THROAT DEPTH IS 20' FOR THE DRIVEWAY ON THOMPSON STREET. THE DRIVEWAYS ONTO GRAHAM DRIVE WILL HAVE A MINIMUM DRIVEWAY THROAT TOTAL LANDSCAPE AREA =5,620 SF PROVIDED DEPTH OF 30' FOR THE DRIVEWAY CLOSEST TO W. 28TH NOTES: 1. 100% COVERAGE OF GROUND COVER OR GRASS IS REQUIRED IN ALL AREAS. STREET AND 25' FOR THE NORTHERNMOST DRIVEWAY. THE SPACING REQUIREMENT OF 185' FOR THE PROPOSED DRIVEWAYS ON GRAHAM DRIVE AND THOMPSON STREET WILL 2. GROUND COVER SHALL BE HYDROSEEDED. NOT BE MET. THE DRIVEWAY LOCATIONS ARE AS SHOWN ON THIS CONCEPT PLAN. IRRIGATION PLAN TO BE SUBMITTED SEPARATELY.

PLANTING LEGEND LANDSCAPE CALCULATION

LEGEND

BUFFER AREA

2228 SF

LANDSCAPE POINTS							
SYMBOL	SIZE	NAME & TYPE	QUANTITY	POINT VALUE	TOTAL POINTS		
\odot	1.5 - 3" CAL	LIVE OAK (Quercus virginiana) CANOPY	12	200 SF	2,400		
⊗	3" CAL	CREPE MYRTLE (Lagerstoemia indica) NON-CANOPY	16	150 SF	2,400		
0	5 GAL.	WAXLEAF LIGUSTRUM (ligustrum japonicum) SHURB	82	10 SF	820		
				TOTAL:	5,620		

LANDSCAPE POINTS - BUFFER AREA							
SYMBOL	SIZE	NAME & TYPE	QUANTITY	POINT VALUE	TOTAL POINTS		
	1.5 - 3" CAL	LIVE OAK (Quercus virginiana) CANOPY	7	200 SF	1,400		
⊗	1.5-3" CAL	CREPE MYRTLE (Lagerstoemia indica) NON-CANOPY	6	150 SF	900		
****				TOTAL:	2,300		

R=295.81'

D=26°19'00"

ARC=135.87' T=69.15'

CHORD=134.68'

BRG=S 34°27'37" E

DEED CALL CHORD:

S 34°24'18" E 134.68

N 20°29 34" W 289.05' MEASURED DEED CALL: N 20°26'15" W 289.05', 8735/74

JOHNNIE A. FLETCHER AND JULIA FLETCHER

START

SCREEN-

\ WALL

6'-0" HT

BUFFER AREA

THOMPSON STREET

5/8 INCH IRON / ROD FOUND - CM

SCREEN WALL

8' WIDE

CONCRETE - CM

NOTE:

S 23°40'34" W 14.12' MEASURED -----

CONCRETE - CM

DEED CALL: S 23°40'23" W 14.15', 12016/94

EDGE OF PAVEMENT

6' HIGH SCREEN WALL AND THE BUFFER LANDSCAPE PLANTING CAN BE PHASED AS DEVELOPMENT OCCURS ADJACENT TO THE EXISTING RESIDENTIAL USES.

PROJECT SITE DATA

SITE AREA SYNOPSIS (±)=

PROPOSED BUILDING AREA 6,132 S.F. = 2,561.12 S.F. SIDEWALK AREA = 21,336.86 S.F. PROPOSED PAVEMENT AREA = 30,029.98 S.F. TOTAL PROPOSED IMPERVIOUS AREA TOTAL PROPOSED PERVIOUS AREA = <u>6,565.78</u> S.F. TOTAL SITE AREA = 36,595.76 S.F.

PARKING ANALYSIS

REQUIRED PARKING:

- STORE = $\frac{4132}{350}$ = 12 PARKING SPACES
- WASHATERIA AND LEASE SPACE = $\frac{2000}{300}$ = 7 PARKING SPACES
- TOTAL PROJECT AREA = $\frac{6132}{300}$ = 21 PARKING SPACES • PROVIDED PARKING (6 AT PUMPS+22) =28 (INCLUDING 2 H.C)

KEYED PLAN NOTES

- 1 PROPERTY LINE
- 2 EXISTING EDGE OF ASHPHALT PAVEMENT
- 3 NEW CONCRETE PAVEMENT (RE: CIVIL PLANS FOR THICKNESS)
- 4 NEW CONCRETE SIDEWALK
- 5 BIKE PARKING SPACES
- 6 > PARKING SPACES (ALL PARKING SPACES ARE 9'-0"x19'-0" U.N.O.)
- 7 > 25' STEEL LIGHT POLE (RE: ELECTRICAL SITE PLAN; RE: LIGHT POLE BASE DETAIL)
- 8 > RAMP 1:12 MIN.
- 9 6" CURB/WHEEL STOP
- 10 H/C PARKING SPACE (RE: SHEET C3.0)
- 11 > ADA ACCESSIBLE ROUTE: 8'-0" MIN. WIDE WITH 4" WIDE YELLOW PAINT STRIPES (TYPICAL)
- 12 TREES (RE: LANDSCAPE ANALYSIS ABOVE)
- 13 SHURBS (RE: LANDSCAPE ANALYSIS ABOVE)
- 14 PROPOSED MAIN ELECTRICAL SERVICE LOCATION (RE: ELECTRICAL DRAWINGS)
- 15 TRASH DUMPSTER ENCLOSURE. (RE: C4.0)
- 16 > CANOPY (NOT PART OF THIS PERMIT)
- 17 > GAS PUMPS (NOT PART OF THIS PERMIT)
- 18 UNDER GROUND TANKS (NOT PART OF THIS PERMIT)
- 19 DASHED LINE INDICATES CANOPY ABOVE
- 20 PYLON SIGN LOCATION
- 21 > 6" CONCRETE PAD FOR WATER & VACCUM
- 22 GAS TANKS 8" THICKENED SLAB
- 23 EXTERIOR LIGHT FIXTURE WALL PACK RE: TABLE & ELECTRICAL PLANS.
- $\boxed{24}$ AIR AND WATER.
- 25 9" THICK CONCRETE PAVING
- 26 SAS METER LOCATION

GENERAL NOTES

- 1. CONTRACTOR TO PAINT STRIPING, ARROWS ETC. AS SPECIFIED AND AS SHOWN ON THE
- 2. PROVIDE 4" WIDE YELLOW PARKING STRIPS. PAINT STRIPING, ARROWS ETC.
- 3. FIRE LANES MARKING RE: A1.02.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THE PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WINDBLOWN LITTER FROM THE PROJECT SITE.
- 5. FOR GREASE TRAP, LINE TRAP & SAMPLE WELL DETAILS RE: P2.0.
- 6. IRRIGATION SYSTEM-PORTABLE WATER SUPPLY MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR PRESSURE VACUUM BREAKER OR TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALLED AS PER CITY ORDINANCE
- 7. FIRE SPRINKLER SYSTEM-PORTABLE WATER SUPPLY MUST BE PROTECTED BY TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALLED AS PER CITY ORDINANCE.
- 8. PORTABLE WATER PROTECTION— ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM.

LEGEND

♦ HYD - INDICATES FIRE HYDRANT LOCATION

asta - INDICATES PROPOSED DRIVEWAY CONC.

— GRASS/ LANDSCAPE BED SOD. (6) – NUMBER OF PARKING SPACES

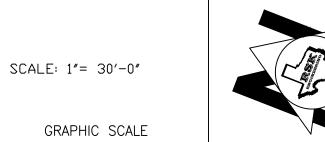


- PROPERTY LINE ----- - BUILDING LINE

■ – LIGHT POLE . RE: ELECTRICAL SITE PLAN

NOTE:

THE TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M MAPS, COMMUNITY PANEL NO. 48041 C 0195E REVISED DATE: 05-16-2012



8' WIDE BUFFER AREA

- 222'-5 1/2" <u>غ</u>

6'-0" HT

RETAR TO SHEET AO.6 FOR

EXISTING AND DEMOLITION

SCREEN WALL

TE OF TELL	ISSUE HISTORY		REVISIONS	
= 3	DATE	ISSUED FOR	DESCRIPTION	
*				
RAWHI KHALIFEH	_	_	_	
79452	~o -	_	_	
CONTER IN)			
SOWY FLAN	_	-	_	

EXISTING 6"Ø

FIELD VERIFY

45'-3"

-\$AN.SWR

EXISTING

FIELD VERIFY

6"Ø SAN.SWR

FIELD VERIFY

AGGIE WAY

RSK ENGINEERING

ENGINEERS, CONSTRUCTION MANAGERS, PLANNERS

12812 WILLOW CENTRE, UNIT A TEL. (281) 580-4585 FAX (281) 580-4399 HOUSTON, TEXAS 77066 FIRM # F-11211

TOMMY'S DRIVE IN

1520 W. 28TH STREET BRYAN, TEXAS 77803

LANDSCAPING AND PARKING SITE PLAN

DRAWN BY: TD DATE: 07-08-2016 PROJ. NO.: CM150825.311. CHECKED BY: RSK

A1.0